

Executive Summary Report

Appraisal Date 1/1/05 - 2005 Assessment Year

Quadrant Name: South-End Commercial Area
Previous Physical Inspection: 5/2004

Sales – Improved Analysis Summary:

Number of Sales: 394

Range of Sales Dates: 1/2002 – 12/31/04 (All sales occurring within this range were considered).

	<i>Avg. Improved Value</i>	<i>Mean Ratio</i>	<i>COV</i>
2004 Value	\$ 1,698,800	90.60%	17.77%
2005 Value	\$ 1,803,400	96.20%	12.93%
Change	\$ 104,600	5.60%	-4.84%
% Change	6.16%	6.18%	-27.24%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figure of – 27.24% actually represents an improvement.

Sales used in Analysis: All sales verified as good were included in the analysis.

Total Population – Parcel Summary Data:

Number of Parcels in the Population: 9,725 without Specialties (Includes Vacant Land)

Population	<i>Land</i>	<i>Imps</i>	<i>Total</i>
2004 Value	\$ 4,187,961,680	\$ 5,492,381,452	\$ 9,680,343,132
2005 Value	\$ 4,365,354,520	\$ 5,857,500,170	\$ 10,222,854,690
Change	\$ 177,392,840	\$ 365,118,718	\$ 542,511,558
% Change	4.24%	6.65%	5.60%

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2005 Assessment Roll.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analyses of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the land.

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and therefore are the highest and best use of the property as improved. In those properties where the property is not at its highest and best use a token value of \$1,000.00 is assigned to the improvements.

Special Assumptions, Departures and Limiting Conditions

The sales comparison, cost, and income approaches were considered for this mass appraisal valuation.

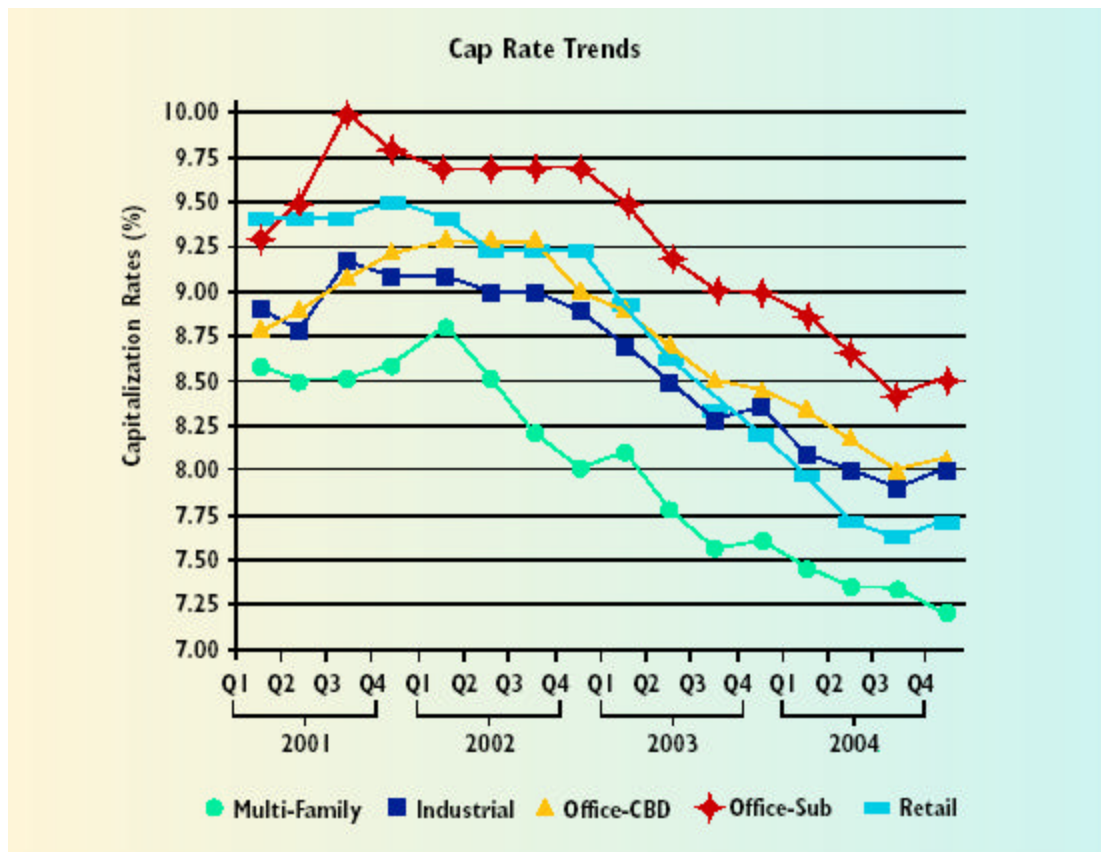
The following Departmental guidelines were considered and adhered to:

- ✚ Sales from 1/02 to 12/2004 (at minimum) were considered in all analyses.
- ✚ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of at least two years of market information without time adjustments averaged any net changes over that time period.
- ✚ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- ✚ While sales activity over several years has been analyzed, primary consideration was given to current economic conditions including vacancy and lease rates. In some areas, this may have an impact on sales price to assessed value relationships including coefficients of variation and ratios. In all cases, properties were valued uniformly with similar properties.

Capitalization Rates

Sale prices continue to rise. Investors are attracted to real estate due to low interest rates and the current volatility of the stock market. Depending on location, properties are selling at historically low cap rates.

Colliers US Real Estate Review 2005 indicates that cap rates for all property types continued to decline from the 4th qtr of 2003 to the 4th qtr of 2004. See graph below.



Source: Real Estate Research Corp.

Identification of the Area

Name or Designation: South King County

Boundaries:

The northern boundary is somewhat irregular but runs approximately along SW 116th in Burien and SE. 136th Street in Renton. It includes all the properties from that boundary to the south county line. The east west boundaries are Puget Sound on the west and the county line on the east.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Preliminary Ratio Analysis

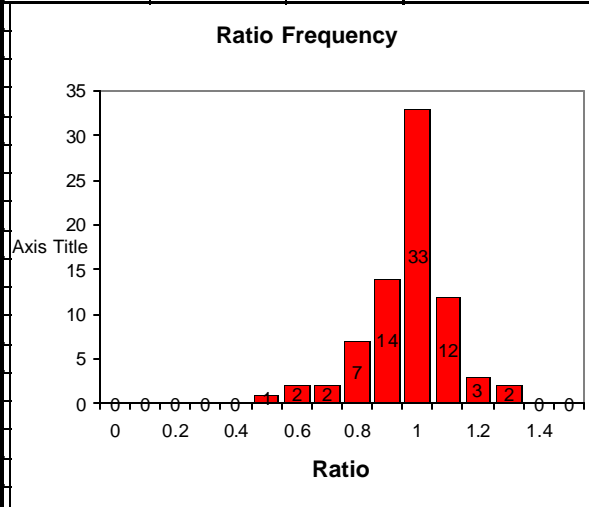
A Preliminary Ratio Study was done in April 2005.

The study included sales of improved parcels and showed a COV of 17.77%.

An additional Ratio Study was completed just prior to the application of the 2005 recommended values. This study benchmarks the current assessment level using 2004 posted values. The study was also repeated after application of the 2005 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 17.77% to 12.93%.

Improvement Ratio Study (Before) 2004 Assessments

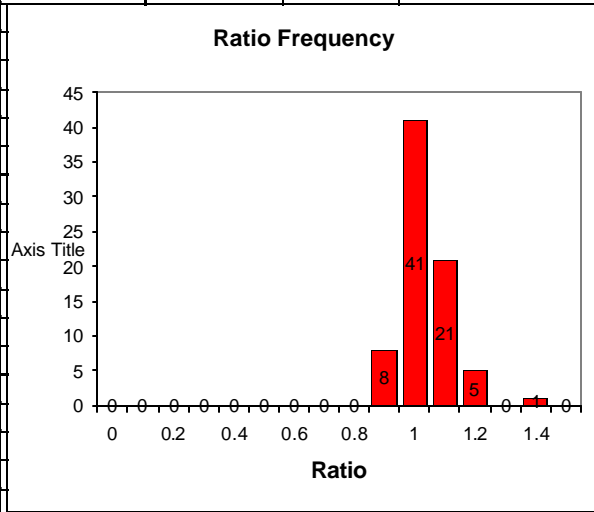
Quadrant/Crew:	Lien Date:	Date:		Sales Dates:	
South Crew	1/1/2004	4/28/2005		1/1/02 - 12/31/04	
Area	Appr ID:	Prop Type:		Trend used?: Y / N	
South King County	KWAL	Improvement		N	
SAMPLE STATISTICS					
Sample size (n)	394				
Mean Assessed Value	1,698,800				
Mean Sales Price	1,874,400				
Standard Deviation AV	3,481,419				
Standard Deviation SP	3,517,929				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.892				
Median Ratio	0.923				
Weighted Mean Ratio	0.906				
UNIFORMITY					
Lowest ratio	0.3195				
Highest ratio:	1.3259				
Coefficient of Dispersion	13.16%				
Standard Deviation	0.1586				
Coefficient of Variation	17.77%				
Price-related Differential	0.98				
RELIABILITY					
95% Confidence: Median					
Lower limit	0.902				
Upper limit	0.944				
95% Confidence: Mean					
Lower limit	0.891				
Upper limit	0.955				
SAMPLE SIZE EVALUATION					
N (population size)	5309				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1586				
Recommended minimum:	40				
Actual sample size:	394				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	165				
# ratios above mean:	229				
z:	3.173894148				
Conclusion:	Non-normal				
*i.e., no evidence of non-normality					



These figures reflect the assessment level is too low.

Improvement Ratio Study (After) 2005 Assessment

Quadrant/Crew:	Lien Date:	Date:		Sales Dates:	
South Crew	1/1/2005	4/28/2005		1/1/02 - 12/31/04	
Area	Appr ID:	Prop Type:		Trend used?: Y / N	
South King County	KWAL	Improvement		N	
SAMPLE STATISTICS					
Sample size (n)	394				
Mean Assessed Value	1,803,400				
Mean Sales Price	1,874,400				
Standard Deviation AV	3,591,635				
Standard Deviation SP	3,517,929				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.961				
Median Ratio	0.975				
Weighted Mean Ratio	0.962				
UNIFORMITY					
Lowest ratio	0.6031				
Highest ratio:	1.4475				
Coefficient of Dispersion	9.45%				
Standard Deviation	0.1242				
Coefficient of Variation	12.93%				
Price-related Differential	1.00				
RELIABILITY					
95% Confidence: Median					
Lower limit	0.960				
Upper limit	0.981				
95% Confidence: Mean					
Lower limit	0.975				
Upper limit	1.010				
SAMPLE SIZE EVALUATION					
N (population size)	5309				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1242				
Recommended minimum:	25				
Actual sample size:	394				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	180				
# ratios above mean:	214				
z:	1.662515982				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					



These figures reflect compliance with IAAO standards for assessment uniformity.

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
13. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
14. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- ✚ The statements of fact contained in this report are true and correct*
- ✚ The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- ✚ I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- ✚ I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- ✚ My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- ✚ My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- ✚ My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- ✚ The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*